

041.B

Map

0001

Block

0021.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 486,600 /

USE VALUE: 486,600 /

ASSESSed: 486,600 /

Total Card /

Total Parcel

486,600

486,600

486,600

PROPERTY LOCATION

021

Alt No

Direction/Street/City

DARTMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

21

Owner 1: SWANSON DAVID F &

Owner 2: VIOLA STEPHANIE L

Owner 3:

Street 1: 21 DARTMOUTH ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: ARONOW SCOTT J -

Owner 2: -

Street 1: 21 DARTMOUTH ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1141 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Census:

Flood Haz:

D

s

t

Topo

Street

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

2021

0

0

Sq. Ft.

Site

0

0.

0.00

7012

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

Parcel ID

041.B-0001-0021.0

!3503!

PRINT

Date

Time

12/10/20

18:44:20

LAST REV

Date

Time

05/30/18

08:46:12

danam

3503

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

202

0.000

486,600

486,600

154040

05/30/18

041.B-0001-0021.0

!3503!

12/10/20

18:44:20

05/30/18

08:46:12

danam

3503

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

102

FV

479,300

0

.

479,300

479,300

Year End Roll

12/18/2019

2019

102

FV

499,700

0

.

499,700

499,700

Year End Roll

1/3/2019

2018

102

FV

441,500

0

.

441,500

441,500

Year End Roll

12/20/2017

2017

102

FV

402,200

0

.

402,200

402,200

Year End Roll

1/3/2017

2016

102

FV

346,300

0

.

346,300

346,300

Year End

1/4/2016

2015

102

FV

319,700

0

.

319,700

319,700

Year End Roll

12/11/2014

2014

102

FV

305,000

0

.

305,000

305,000

Year End Roll

12/16/2013

2013

102

FV

305,000

0

.

305,000

305,000

12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

ARONOW SCOTT J,

66617-318

12/31/2015

429,900

No

No

ARONOW SCOTT J,

54570-206

4/21/2010

Family

1

No

No

BAER HEATHER

50284-63

10/30/2007

329,250

No

No

PRADHAN PRATAP

41323-114

10/30/2003

343,000

No

No

PRADHAN PRATAP

29338-183

11/6/1998

Family

1

No

No

A

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

11/24/2008

1446

Manual

1,047

remove and replace

ACTIVITY INFORMATION

Date

Result

By

Name

5/30/2018

Measured

DGM

D Mann

3/2/2016

Sales Review

PT

Paul T

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/

/

/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1923	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G10	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	54 - 7012

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 6		BRs: 2		Baths: 1		HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	0
Totals			
1	6	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj \$ / SQ:	402.192
Other Features:	60901
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597773
Depreciation:	111186
Depreciated Total:	486587

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	462.52	
Special Features:	0	Val/Su Net:	426.47	
Final Total:	486600	Val/Su SzAd	426.47	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,141	402.190	458,90	
Net Sketched Area:		1,141	Total:	458,90	
Size Ad	1141	Gross Are	1141	FinArea	114

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

